



## **ZONING HEARING**

### **COMMUNITY ZONING APPEALS BOARD - 8**

**Wednesday, April 14, 2010 - 7:00 p.m.**

**Henry Reeves Elementary School**

**2005 NW 111 Street, Miami, Florida**

#### **THE LIST BELOW CONTAINS ZONING ITEMS WHICH MAY BE OF INTEREST TO YOUR IMMEDIATE NEIGHBORHOOD.**

**1. FORTUNE OF THE CHI, INC. (09-093)**

Location: 2767 NW 24 Street, Miami-Dade County, Florida. (50' X 143.13')

The applicant is requesting a zone change from bungalow court district to heavy industrial manufacturing District (IU-2), to waive zoning regulations requiring outside storage be enclosed within a 6' high masonry wall, and a special exception to permit the proposed IU-2 zoned property to be spaced less than 500' from RU, EU (residential) or BU-1 (commercial) zoning districts, on this site.

**2. PALMS CONVALESCENT CARE, INC. (09-146)**

Location: 14601 NE 16 Avenue, Miami-Dade County, Florida. (1.53 Acres)

The applicant is requesting a modification of conditions of a previous resolution(s) to allow the applicant to submit a new site plan showing a covered entry addition to the previously approved nursing home, a parking lot configuration and a reduction in the number of resident clients. Additionally, the applicant is requesting to permit a metal roofed covered entry to be setback less than required from property line, less parking spaces than required, and to permit accompanying requests, on this site.

**3. KAY WASHINGTON (09-149)**

Location: 3040 NW 83 Terrace, Miami-Dade County, Florida. (75' x 100')

The applicant is requesting to permit a bedroom, bathroom and den addition to a single-family residence setback to be less than required from property lines. Additionally, the applicant is requesting to permit a utility room to be spaced less than required from the principal building, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call the GIS Services/Geomatics Section at (305) 375-2800.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-1244 at least five days in advance of the meeting.

\* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.